

MLS Building Audit Program - Details

Property Address : 140 CARLTON ST

Legal Description: PLAN D30 LOT 5 TO 10 PT LOT 2 TO 4 NOW RP 66R5609 PAR

Roll No. : 1904068020091000000

Building : **140 CARLTON ST**

Report Date : January 18, 2019

Building Audit Date : September 11, 2013

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	13 234586 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Sep-13	19-MAR-14	100.00%
2	Property Standards	13 237401 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Sep-13	19-MAR-14	100.00%
3	Property Standards	13 238313 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Sep-13	29-JAN-16	21.05%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 237401 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Sep-13	19-MAR-14	30-Sep-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Closed
2	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in a weather tight condition. Namely crack in wall near laundry room.	Exterior Of Building	Closed
4	The air conditioning system or unit is not in good repair and maintained in good working condition.	Exterior Of Building	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely vent grills.	Exterior Of Building	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely open cable boxes, loose and hanging wires. Missing coverplate bike room.	Exterior Of Building	Closed
8	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 238313 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Sep-13	29-JAN-16	15-Aug-19

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. Must be 50 lux in drive isles and 50 lux in parking spaces. Not average out.	Underground Parking Area	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
3	The parking or storage garage ceiling are not painted white. Namely graffiti.	Underground Parking Area	Open
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
5	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
7	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: but not limited too ALZE 964 spot #341.	Underground Parking Area	Substantially Co
8	The electrical connections are not maintained in a safe and complete condition. Namely loose wires, and missing cover plates	Underground Parking Area	Open
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing drain covers.	Underground Parking Area	Substantially Co
11	The plumbing system is not kept free from leaks or defects. Namely check all pipes. Pipe at spot #209 is leaking.	Underground Parking Area	Closed
12	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Open
13	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Open
14	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Open
15	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but limited to spots 364, 6 cracks in walls.	Underground Parking Area	Open
17	The parking or storage garage walls painted surface is not maintained reasonably clean.	Underground Parking Area	Open
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 234586 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Sep-13	19-MAR-14	28-Jan-16

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely damaged nosing.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition, namely clean behind machines.	Laundry Room	Closed
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Closed
4	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, to include gaps below bottom horizontal member.	Throughout Building	Closed
6	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
7	The electrical connections are not maintained in good working order, namely loose wires.		Closed
8	The floor and every appurtenance, surface cover and finish is not maintained.		Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level, namely floor drains missing and/or not level.		Substantially Co
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.		Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely corridor carpeting.		Substantially Co
12	Floor and/or floor covering not kept in a clean and sanitary condition		Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Substantially Co
14	The plumbing system is not kept in good working order, namely blocked floor drain, to include the damage caused to the ceiling below.		Closed
15	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely over-storage in the lockers.		Substantially Co
16	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, namely secure access panels.		Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboards.		Substantially Co
18	Walls not maintained free of holes, cracks, damaged and deteriorated materials, namely missing tiles and caulking.		Substantially Co
19	Walls and ceilings are not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
20	The electrical receptacle are not maintained in good working order, namely damaged receptacle.		Closed
21	The electrical receptacles and switches are not maintained in good working order, namely missing covers.		Closed
22	The electrical fixtures are not maintained in good working order, namely missing and/or damaged lens covers.		Substantially Co
23	Extension cords or other extensions are used as a permanent wiring system.		Closed
24	Interior door and/or hardware not maintained in good repair, namely defective door closures and hardware.		Substantially Co
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed

26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged or stained ceiling tiles.		Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely ceiling is bowing.		Closed
28	Lighting in a service room is provided at less than 200 lux.		Closed
29	Lighting in a storage room is provided at less than 50 lux.		Closed
30	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
31	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Closed
32	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Closed
33	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.		Substantially Co
34	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing sections.		Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**